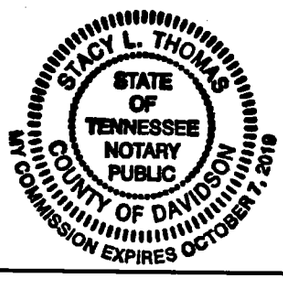
#33346

SPECIAL WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C.
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CJMK Properties, LLC	New Owner	120-01-0-130.00
(NAME)	(NAME)	
915 Murfreesboro Pike		120-01-0-131.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF the sum of TEN Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **John Wang and Vivien Yu Hu Wang, husband and wife**, hereinafter called ("GRANTORS"), have bargained and sold, and by these presents does transfer and convey unto **CJMK Properties, LLC, a Tennessee limited liability company**, hereinafter called ("GRANTEE"), its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT 'A' FOR LEGAL DESCRIPTION HERETO ATTACHED

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1134 Murfreesboro Pike, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARRSP
Recvd: 12/19/16 08:34 4 pgs
Fees:23.00 Taxes:4939.50
20161219-0132537

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR, (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of December, 2016.

John Wang

Vivien Yu Hu Wang

State of Tennessee
County of Davidson

Personally appeared before me John Wang and Vivien Yu Hu Wang, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14TH day of December, 2016.

Notary Public
My Commission Expires: 9-7-2020

JILL CONNORS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020

File No.: 37362

EXHIBIT "A"
LEGAL DESCRIPTION

LAND in the Third Civil District of Davidson County, Tennessee, described according to a survey by Dale & Associates, Inc., 631 West Iris Drive, Nashville, Tennessee, dated October 22, 1986, revised May 18, 1992, Job No. 86241, as follows:

TRACT 1:

BEGINNING at a point situated in the northeasterly margin of Vultee Boulevard, said point being the southeasterly corner of the tract herein described; thence, leaving said road, N 03 deg. 55' 50" W, a distance of 530.43 feet to a point; thence N 88 deg. 20' 00" E, a distance of 170.20 feet to an iron pin; thence, S 04 deg. 00' 01" E, a distance of 602.50 feet to an iron pin situated in the northeasterly margin of Vultee Boulevard; thence, with said road, N 69 deg. 09' 53" W, a distance of 188.10 feet to the point of beginning and containing 2.216 acres of land more or less.

TRACT 2:

BEGINNING at a point in the northeasterly margin of Murfreesboro Pike, said point also being the common corner of the land conveyed to Raymond T. Snoddy by deed recorded in Book 3028, Page 405, Register's Office for Davidson County, Tennessee; thence N 54 deg. 19' 47" E, a distance of 394.71 feet to an iron pin; thence N 49 deg. 27' 04" W, a distance of 140.50 feet to a post; thence N 63 deg. 19' 39" E, a distance of 20.70 feet to a point; thence N 77 deg. 30' 00" E, a distance of 38.00 feet to a point; thence N 88 deg. 20' 00" E, a distance of 86.70 feet to a point; thence S 03 deg. 55' 50" E, a distance of 530.43 feet to a point situated in the northerly margin of Vultee Boulevard; thence, with said road, N 69 deg. 09' 53" W, a distance of 332.51 feet to an iron pin situated in the easterly margin of Murfreesboro Pike; thence, with said road, N 49 deg. 40' 59" W, a distance of 107.22 feet to a point of beginning and containing 2.312 acres of land, more or less.

BEING the same property conveyed to John Wang and Yu (Vivien) Hu, husband and wife, by Special Warranty Deed from Ann Webb Betty, Benjamin R. Betty, IV and Virginia Dobson Betty, Co-Trustees of The Benjamin R. Betty, III Family Trust of record in Instrument No. 20070307-0028052, Register's Office for Davidson County, Tennessee. The said Yu (Vivien) Hu is now known as, and one in the same as Vivien Yu Hu Wang.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

